



**Planning, Development
and Transportation**
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DATE: 02.10.2016

TO: ProTrak

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■ **RENAISSANCE II BUILDING [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- The orientation for the hotel that is currently under construction and the adjacent parking lot connections must be updated for this site. Please revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel.
- Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TECHNICAL STANDARDS – NEW ROADS:

1. The right turn lane for Fresco Drive does not appear to have adequate taper and storage. Please contact Traffic Engineering to discuss possible improvements to this turn lane.
2. The proposed Roundabout appears to have a truck apron that is too small. The Roundabout must be capable of WB50 Truck Traffic.
3. Provide an Autoturns Truck Movement for WB50 and Fire Engineer Traffic at the Roundabout.
4. The radius of the proposed Roundabout does not match the radius of the existing Roundabout. Please provide dimensions of the existing and proposed Roundabouts.
5. Show a cross-section detail showing the existing street and the proposed widening.
6. Install wheelchair ramps at the two cross walks that extend from Building II to the Courtyard Building and to the Future Renaissance III building.
7. Provide tactile mats at the corners of the sidewalk along Ashes Drive and Fresco Drive.

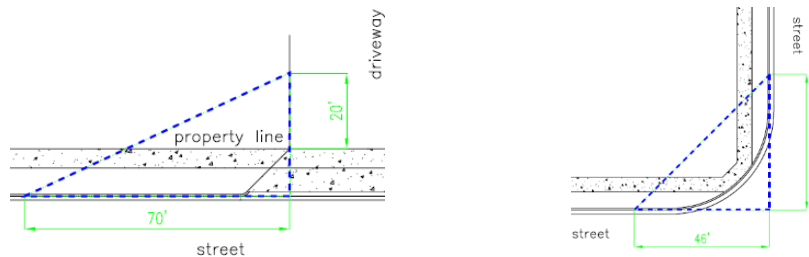
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

8. The southern driveway connection to Ashes Drive is too close to the Roundabout. Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. [\[7-13 CofW Tech Stds\]](#)

9. Where multiple driveways are allowed they must be separated by 250' as measured along the curb line. [\[7-14 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

10. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
11. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
12. Driveways are to intersect the street at a 90 degree angle. The southern driveway does not appear to be properly aligned, please realign the driveway and shift it away from the Roundabout. [\[7-11 #3 CofW Tech Stds\]](#)
13. Provide a sidewalk connection between the site and the public sidewalk along Fresco Drive.
14. The plaza area between the proposed Fresco Drive sidewalks and the curb, (near the Roundabout) does not match the standard cross section for a 60' ROW. The 6' plaza width appears to shrink to 2-3 feet at the roundabout.
15. The pavement markings within the roundabout are missing on Sheet C1. Please provide the pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
16. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
17. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

18. The existing parking spaces on the east side of the Courtyard buildings A and B appear to be missing. Were these spaces permanently removed? If they are to remain once the new N/S driveway is opened, please show them on the plan.
19. The plan shows a 40' area that is left blank, (area where the CB and O&I zoning lines meet). If compact spaces are proposed for this area, please show them on the plan and update the Site Data Table with the number of Compact spaces proposed.
20. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
21. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. [\[Detail SD 15-13 CofW Tech Stds\]](#)
22. Provide additional dimensions to clearly indicate the drive aisle widths at areas where proposed improvements alter the width.
23. The site appears to have an area of special pavement shown on the western side of Building II. Will this area be made of a special material or used as a drop off area? Please provide details for this area.
24. Please update the site data table with the information on bicycle parking. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

25. Please show location of handicap signs on the north side of the building.

26. The Handicap Sign detail has the Van Accessible Sub-plate shown on top of the R7-8 sign.
27. The north side of the building has a doorway and stairs shown, please note/label the plan with spot elevations that clearly indicate the accessible route from the northern HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

28. Please revise City of Wilmington notes #4, #6 and #8 on sheet C1 to reflect the following verbiage:
 - #4: Remove all references to “**Richie Brown**” from the notes.
 - #6: Remove all references to “**Don Bennett**” from the notes.
 - #8: Replace all references to “**Karen Dixon**” with Traffic Engineering in the notes. The note should read, “Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.”

GENERAL NOTES TO ADD TO THE PLAN:

- A. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. All parking stall markings and lane arrows within the parking areas shall be white.
- C. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.